126.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	831,700 / 831,700
					USE VALUE:	831,700 / 831,700
					ASSESSED:	831,700 / 831,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLEY RAYMOND & RUTH
Owner 2:	
Owner 3:	
Street 1:	18 BAILEY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1925, having primarily Wood Shingle Exterior and 1360 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	275,100	3,100	553,500	831,700
Total Card	0.149	275,100	3,100	553,500	831,700
Total Parcel	0.149	275,100	3,100	553,500	831,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 611.63 | /Parcel: 611.6

Legal Description

User Acct 81011

GIS Ref

GIS Ref

Insp Date 04/14/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 126.0-0003-0011.0

!9752!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,200	3100	6,500.	553,500	831,800	831,800	Year End Roll	12/18/2019
2019	101	FV	251,900	3100	6,500.	584,300	839,300	839,300	Year End Roll	1/3/2019
2018	101	FV	250,900	3100	6,500.	430,500	684,500	684,500	Year End Roll	12/20/2017
2017	101	FV	250,900	3100	6,500.	412,100	666,100	666,100	Year End Roll	1/3/2017
2016	101	FV	250,900	3100	6,500.	381,300	635,300	635,300	Year End	1/4/2016
2015	101	FV	223,200	3100	6,500.	319,800	546,100	546,100	Year End Roll	12/11/2014
2014	101	FV	223,200	3100	6,500.	312,400	538,700	538,700	Year End Roll	12/16/2013
2013	101	FV	223,200	3100	6,500.	297,700	524,000	524,000		12/13/2012

PRINT

Date	Time
12/11/20	00:10:43

LAST REV

Date	Time
12/02/20	10:50:50
jorourke	
9752	

USER DEFINED

Prior Id # 1:	81011
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15907-51		12/1/1984		100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	Inspected	BS	Barbara S
4/11/2018	MEAS&NOTICE	CC	Chris C
11/12/2008	Meas/Inspect	345	PATRIOT
1/15/2000	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
11/2/1999	Measured	263	PATRIOT
8/15/1992		TK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	90.	0.95	10									553,498						553,500	

Total AC/HA: 0.14922 | Total SF/SM: 6500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 553,498 | Spl Credit | Total: 553,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98843086
Adj $ / SQ:	166.798
Other Features:	77500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373829
Depreciation:	98691
Depreciated Total:	275138

COMMENTS

Scuttle.. .

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 2 | Baths: 1 | HB

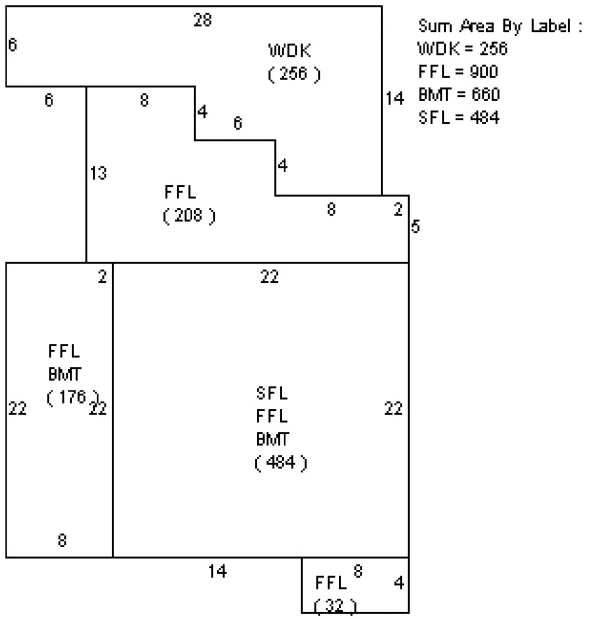
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

SKETCH



Sum Area By Label :
WDK = 256
FFL = 900
BMT = 660
SFL = 484

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	183.48
Special Features:	0	Val/Su Net:	120.87
Final Total:	275100	Val/Su SzAd	202.31

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	900	166.800	150,118
BMT	Basement	660	50.040	33,026
SFL	Second Floor	460	166.800	76,694
WDK	Deck	256	9.790	2,507

Net Sketched Area: 2,276 | Total: 262,345

Size Ad 1359.7999 | Gross Are 2300 | FinArea 1360

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1925	28.89	T	40	101			3,100			3,100
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						

More: N | Total Yard Items: 3,100 | Total Special Featues: | Total: 3,100